

QUIT-CLAIM DEED

I, CHARLES C. ANDERSON, of the Town of Groton, County of New London and State of Connecticut, for consideration paid, grant to AVALONIA LAND CONSERVANCY INC., a Connecticut corporation located in the Town of Old Mystic, County of New London and State of Connecticut, with QUIT-CLAIM COVENANTS a parcel of unimproved real property, bounded and described as follows:

A certain parcel of land in the Town of Groton, State of Connecticut shown as "Open Space to be deeded to Avalonia Land Conservancy, Inc.," on a plan entitled 'LOT LAYOUT PLAN ANDERSON SUBDIVISION PROPERTY OF CHARLES C. ANDERSON BROOK STREET NOANK, CONNECTICUT SCALE 1"=40' DATE APRIL 2000' revised through 2/15/2001.

Said parcel is more particularly described as follows:

Beginning at a point at the southwest corner of the within described parcel and the northwest corner of Lot 1 as shown on said plan thence running N 15 degrees 12' 35" W a distance of 541.28' along the northeast bound of Lot 6 on said plan to a drill hole in a stone wall at the northwest corner of the within premises thence running along said stonewall S 83 degrees 46' 28" E a distance of 75.17' to a drill hole, thence running along said stonewall S 78 degrees 40' 32" E a distance of 65.49' to a stonewall corner and an iron pin; thence running S 84 degrees 02' 17" E a distance of 4.56' to a point at the northeast corner of the within premises, the last three bounds run along land now or formerly of Mystic River Homes, Incorporated; thence turning and running S 04 degrees 00' 20" E a distance of 513.78 feet by other land now or formerly of Avalonia Land Conservancy, Inc., to a point at the southeast corner of the within described parcel; thence turning and running N 72 degrees 37' 51" W a distance of 39.14', bounded by Lot 1 on said plan, to the point and place of beginning.

The within parcel contains 45,512 square feet. Said parcel is conveyed together with a 10' right-of-way as shown on said plan and as recorded in Volume 521 at Page 420 of the Town of Groton Land Records.

Signed this 23rd day of May, 2001

Witnessed by:

Elisa Valentin
ELISA VALENTIN


Charles C. Anderson

Lisa Kalliska
LISA KALLISKA

State of Connecticut)
) ss. New London
County of New London)

The foregoing instrument was acknowledged before me this 23rd day of May, 2001 by CHARLES C. ANDERSON.

Elsa Valentin
Commissioner of The Superior Court
Notary Public

Grantee's mailing address:

Avalonia Land Conservancy, Inc.
P.O. Box 49
Old Mystic, CT 06372

NO CONVEYANCE TAX COLLECTED
BARBARA TARBOX
TOWN CLERK OF GROTON

Accepted by Anne H. Nalwalk
Anne H. Nalwalk, President
ID # 06-6103893

RECEIVED FOR RECORD AT GROTON, CONN.
ON 5-23-2001 AT 3:25 p
ATTEST BARBARA TARBOX, TOWN CLERK